



City of Hallandale Beach

July 9, 2003

Mr. Vasilie Moldovan
1832 Thomas St.
Hollywood, Florida 33020

400 South Federal Highway
Hallandale Beach, FL 33009-6433
Phone: (954) 458-3251
Fax: (954) 457-1342

RE: MINOR DEVELOPMENT PERMIT #48-03-DR
712 & 620 NE 2nd Court
Zoning: RD-12 Residential Two-Family (Duplex) District

Mr. Moldovan:

The Development Services Department has completed an initial review of the proposed Minor Development Application and has identified the following issues:

- All ground-mounted mechanical equipment must be screened from the public view by landscaping, fence or other buffering (See Zoning and Land Development Code Section 32-552 (c)(1).
- Please include a landscape drawing with building permit submittal.
- Rear exit door must be removed per Section 32-311(c) of the Zoning and Land Development Code.
- Maximum of 4 parking spaces for duplex uses. Remove 4 proposed spaces.

The Engineering Department has completed an initial review of the proposed Minor Development Application and has identified the following issues:

- The property must retain a 5-year – 1 hour storm event on site. The applicant must submit drainage calculations and drawings showing the existing and proposed elevations of the site and the proposed retention areas.
- Maximum slope of any surface area or retention areas must be 4:1. Engineering suggests the installation of roof gutters at the north and south side of the house.
- The proposed elevations of the driveway and of the retention areas must be specified. Provide existing and proposed elevations.
- Grading of driveway apron in accordance with City specifications should be indicated on drawings.
- Grading of grass swale in accordance with City specifications should be indicated on drawings.
- Must specify material to be used to construct driveway, and sign and record the encroachment agreement.

Please be aware that City staff cannot complete processing your Minor Development request until the above noted issues have been resolved. Please resubmit 4 amended,

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sealed plan sets to the Development Services Division. Additionally, a building permit may not be issued until the Minor Development Permit has been approved.

Please feel free to contact me with any questions at 954-457-1378.

Sincerely,

A handwritten signature in black ink, appearing to be 'CF' followed by a horizontal line.

Charles Ferro
Senior Planner

CF/rc

cc: Christy Dominguez, Acting Director of Development Services
Jenny Cheretis, PE, Director of Engineering Services
File 48-03-DR

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